

MINUTES

BOARD OF ZONING APPEALS

REGULAR MEETING

Tuesday, December, 22, 1992

10:00 a.m.

Members present: David Wright, Ben Turbeville, Belvin Harris, Lewis Ozuna.

Members absent: Rigler, Hawkins, J. D. McCain.

Staff present: Pat Payne.

Visitors: List.

The first item of business was calling the meeting to order at 10:04 a.m by Acting Chairman Belvin Harris.

The second item on the agenda was consideration of and action on the minutes of the regular meeting of November 17, 1992. A motion was made by David Wright and seconded by Ben Turbeville to approve the minutes as presented. Motion carried by the following vote: Ayes: Wright, Harris, Turbeville, Ozuna. Nays: None. Absent: McCain, Hawkins, Rigler. Abstentions: None.

The third item on the agenda was consideration of and action on a request by the Church of Jesus Christ, 1612 E. Broadway, for a variance to the requirements of the I-35 Development Standards Ordinance, Category V, subsection 2.1.3, prohibiting off-premise signs within the I-35 Corridor, for a sign on the I-35 frontage road between Broadway and Bird Streets.

Mr. Harris asked if anyone was present to speak for the request; there was no one. The Board discussed the sign. Lewis Ozuna made a motion to deny the variance request for the off-premise sign within the I-35 Corridor. Motion was seconded by Ben Turbeville. Motion carried by the following votes: Ayes: Wright, Harris, Turbeville, Ozuna. Nays: None. Absent: McCain, Hawkins, Rigler. Abstentions: None.

The fourth item on the agenda was consideration and action on a request by Evelyn Patterson for a three-foot side yard setback variance to the requirements of the Zoning Ordinance to build an attached carport to her residence at 1214 N. Clements Streets. The area is zoned Single Family Three (SF-3). The required side yard for her lot is five feet. Ms. Patterson was represented by Matt Griffith.

Mr. Griffith explained that he had been contacted by Ms. Patterson to build the carport, since she does not have a garage. The house sits twelve feet from the side property line and Ms. Patterson wishes to have a carport ten feet wide added on to her house. This would make the carport two feet from the property line. Mr. Griffith said there are many structures within that neighborhood that have been built very near or on the property lines. The lots in that area are all fifty feet in width. He further explained that the carport will be built

with the roof slanting to the rear, dispersing water to the rear of the structure.

After no further discussion, a motion was made by David Wright and seconded by Lewis Ozuna to **grant a three foot variance** to the side yard setback requirements of the Zoning Ordinance for a carport at 1214 N. Clements Street. Motion carried by the following votes: Ayes: Wright, Harris, Turbeville, Ozuna. Nays: None. Absent: Hawkins, Rigler, McCain. Abstentions: None.

After no other business to come before the board, the meeting was adjourned at 10:12 a.m.